

**Fill in this information to identify your case:**

United States Bankruptcy Court for the:

DISTRICT OF NEVADA

Case number (if known)

Chapter

**11**☐ Check if this an amended filing

## Official Form 201

**Voluntary Petition for Non-Individuals Filing for Bankruptcy**

04/20

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name **Lompa Ranch East Hills, LLC**

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and *doing business as* names

3. Debtor's federal Employer Identification Number (EIN) **81-3169230**

4. Debtor's address

Principal place of business

Mailing address, if different from principal place of business

**9516 West Flamingo Road, Suite 300  
Las Vegas, NV 89147**

Number, Street, City, State & ZIP Code

P.O. Box, Number, Street, City, State & ZIP Code

**Clark**

County

Location of principal assets, if different from principal place of business

**APN: 010-741-01 & 010-041-83 Carson City, NV 89701**

Number, Street, City, State & ZIP Code

5. Debtor's website (URL)

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

☐ Partnership (excluding LLP)

☐ Other. Specify:

Debtor Lompa Ranch East Hills, LLC Case number (if known) \_\_\_\_\_  
 Name

7. Describe debtor's business A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))  
☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))  
☐ Railroad (as defined in 11 U.S.C. § 101(44))  
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))  
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))  
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))  
☒ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. §501)  
☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)  
☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.  
 See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

5313

8. Under which chapter of the Bankruptcy Code is the debtor filing? Check one:

- ☐ Chapter 7  
☐ Chapter 9

☒ Chapter 11. Check **all** that apply:

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,725,625. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).  
☐ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11**. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).  
☐ A plan is being filed with this petition.  
☒ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).  
☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.  
☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

- ☒ No.  
☐ Yes.

If more than 2 cases, attach a separate list.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

Debtor **Lompa Ranch East Hills, LLC**  
Name

Case number (if known)

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?
- ☒ No  
☐ Yes.

List all cases. If more than 1, attach a separate list

Debtor  
District

When

Relationship

Case number, if known

11. Why is the case filed in this district?

Check all that apply:

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

☒ No☐ Yes.

Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

- ☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard?

- ☐ It needs to be physically secured or protected from the weather.

- ☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

- ☐ Other

Where is the property?

Number, Street, City, State &amp; ZIP Code

Is the property insured?

☐ No☐ Yes. Insurance agency

Contact name

Phone

### Statistical and administrative information

13. Debtor's estimation of available funds

Check one:

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors

☒ 1-49☐ 50-99☐ 100-199☐ 200-999☐ 1,000-5,000☐ 5001-10,000☐ 10,001-25,000☐ 25,001-50,000☐ 50,001-100,000☐ More than 100,000

15. Estimated Assets

☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☒ \$1,000,001 - \$10 million☐ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion

16. Estimated liabilities

☐ \$0 - \$50,000☒ \$1,000,001 - \$10 million☐ \$500,000,001 - \$1 billion

Debtor

**Lompa Ranch East Hills, LLC**

Case number (if known)

Name

☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☐ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion

Debtor **Lompa Ranch East Hills, LLC** Case number (if known) \_\_\_\_\_  
Name

**Request for Relief, Declaration, and Signatures**

**WARNING --** Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature  
of authorized  
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **March 11, 2021**  
MM / DD / YYYY

**X /s/ Jaimee Yoshizawa**  
 Signature of authorized representative of debtor  
 Title **Manager**

**Jaimee Yoshizawa**  
 Printed name

**18. Signature of attorney**

**X /s/ Charles ("CJ") E. Barnabi Jr., Esq.**  
 Signature of attorney for debtor

Date **March 11, 2021**  
MM / DD / YYYY

**Charles ("CJ") E. Barnabi Jr., Esq. 14477**  
 Printed name

**The Barnabi Law Firm, PLLC**  
 Firm name

**375 E. Warm Springs Road, Ste. 104**  
**Las Vegas, NV 89119**  
 Number, Street, City, State & ZIP Code

Contact phone **(702) 475-8903** Email address **cj@barnabilaw.com**

**14477 NV**  
 Bar number and State

**Fill in this information to identify the case:**

Debtor name **Lompa Ranch East Hills, LLC**  
 United States Bankruptcy Court for the: **DISTRICT OF NEVADA**  
 Case number (if known): \_\_\_\_\_

☐ Check if this is an  
 amended filing

**Official Form 204**
**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Braun Family Trust c/o Tom Braun, Trustee 200 South Main Street, Ste. 300 Corona, CA 92882		Loan Convertible Note				\$620,000.00
Carson City Treasurer 201 North Carson Street #5 Carson City, NV 89701		Real property taxes				Unknown
Carson City Treasurer 201 North Carson Street #5 Carson City, NV 89701		Real property taxes				Unknown
Christy Corporation Attn: Managing Member / Officer 1000 Kiley Parkway Sparks, NV 89436		Engineering services				\$1,890.00
CP Debt 2 LLC c/o Capella Mortgage Corp. Attn: Managing Member / Officer 3765 East Sunset Ave. #B9 Las Vegas, NV 89120	matt@capellamail.com	APN: 010-041-83 / 3.0 acre parcel Vacant land located West of Airport Road, East of Highway 395, South of Modoc Court Located in Carson City, Nev	Disputed	Unknown	\$900,000.00	Unknown

Debtor **Lompa Ranch East Hills, LLC**  
Name

Case number (if known)

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
CWX Architects, Inc. Attn: Managing Member / Officer 1680 Montclair Avenue, Ste. A Reno, NV 89509		Architectural design services	Disputed	\$17,601.00	\$0.00	\$17,601.00
Gibbs Gidden Locher Turner, LLP Attn: Managing Member / Officer 1800 Century Park E., 12th Floor Los Angeles, CA 90067		Legal services				\$27,000.00
J & D Commercial LLC Attn: Managing Member / Officer 901 N. Brutscher St., Ste. 203 Newberg, OR 97132	jimstg@aol.com	APN: 010-041-83 / 3.0 acre parcel Vacant land located West of Airport Road, East of Highway 395, South of Modoc Court Located in Carson City, Nev		Unknown	\$900,000.00	Unknown
PWSC Architects Attn: Managing Member / Officer 1930 Village Center Cir., #3-475 Las Vegas, NV 89134		Architectural services				\$100,000.00
The RED LTD. c/o Jaimee Yoshizawa 8894 Spanish Ridge Avenue Las Vegas, NV 89148		Engineering and design services				\$592,155.00

Lompa Ranch East Hills, LLC  
9516 West Flamingo Road, Suite 300  
Las Vegas, NV 89147

Charles ("CJ") E. Barnabi Jr., Esq.  
The Barnabi Law Firm, PLLC  
375 E. Warm Springs Road, Ste. 104  
Las Vegas, NV 89119

Braun Family Trust  
c/o Tom Braun, Trustee  
200 South Main Street, Ste. 300  
Corona, CA 92882

Carson City Treasurer  
Acct No APN: 010-041-83  
201 North Carson Street  
#5  
Carson City, NV 89701

Carson City Treasurer  
Acct No APN: 010-741-01  
201 North Carson Street  
#5  
Carson City, NV 89701

Christy Corporation  
Acct No 1601.001  
Attn: Managing Member / Officer  
1000 Kiley Parkway  
Sparks, NV 89436

CP Debt 2 LLC  
Acct No 10700502069000  
c/o Capella Mortgage Corp.  
Attn: Managing Member / Officer  
3765 East Sunset Ave. #B9  
Las Vegas, NV 89120

CWX Architects, Inc.  
Acct No Lompa Ranch Apartments  
Attn: Managing Member / Officer  
1680 Montclair Avenue, Ste. A  
Reno, NV 89509

Gibbs Gidden Locher Turner, LLP  
Attn: Managing Member / Officer  
1800 Century Park E., 12th Floor  
Los Angeles, CA 90067

J & D Commercial LLC  
Acct No 0102042900  
Attn: Managing Member / Officer  
901 N. Brutscher St., Ste. 203  
Newberg, OR 97132



Jaimee Yoshizawa  
9516 West Flamingo Road  
Suite 300  
Las Vegas, NV 89147

Nevada Trust Deed Services  
Acct No 10700502069000  
10161 Park Run Drive, Ste. 150  
Las Vegas, NV 89145

PWSC Architects  
Attn: Managing Member / Officer  
1930 Village Center Cir., #3-475  
Las Vegas, NV 89134

The RED LTD.  
Acct No Lompa Ranch East, LLC  
c/o Jaimee Yoshizawa  
8894 Spanish Ridge Avenue  
Las Vegas, NV 89148

**United States Bankruptcy Court  
District of Nevada**

In re **Lompa Ranch East Hills, LLC**

Debtor(s)

Case No.

Chapter

**11**

**CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)**

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for **Lompa Ranch East Hills, LLC** in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

**Concept Property Group, LLC**

**Jaimee Yoshizawa**  
**8894 Spanish Ridge Ave.**  
**Las Vegas, NV 89148**

**Richmond Properties, LLC**  
**P.O. Box 31103**  
**Las Vegas, NV 89173**

☐ None [*Check if applicable*]

**March 11, 2021**

Date

**/s/ Charles ("CJ") E. Barnabi Jr., Esq.**

**Charles ("CJ") E. Barnabi Jr., Esq. 14477**

Signature of Attorney or Litigant

Counsel for **Lompa Ranch East Hills, LLC**

**The Barnabi Law Firm, PLLC**

**375 E. Warm Springs Road, Ste. 104**

**Las Vegas, NV 89119**

**(702) 475-8903 Fax:(702) 966-3718**

**cj@barnabilaw.com**